



Center Highlights

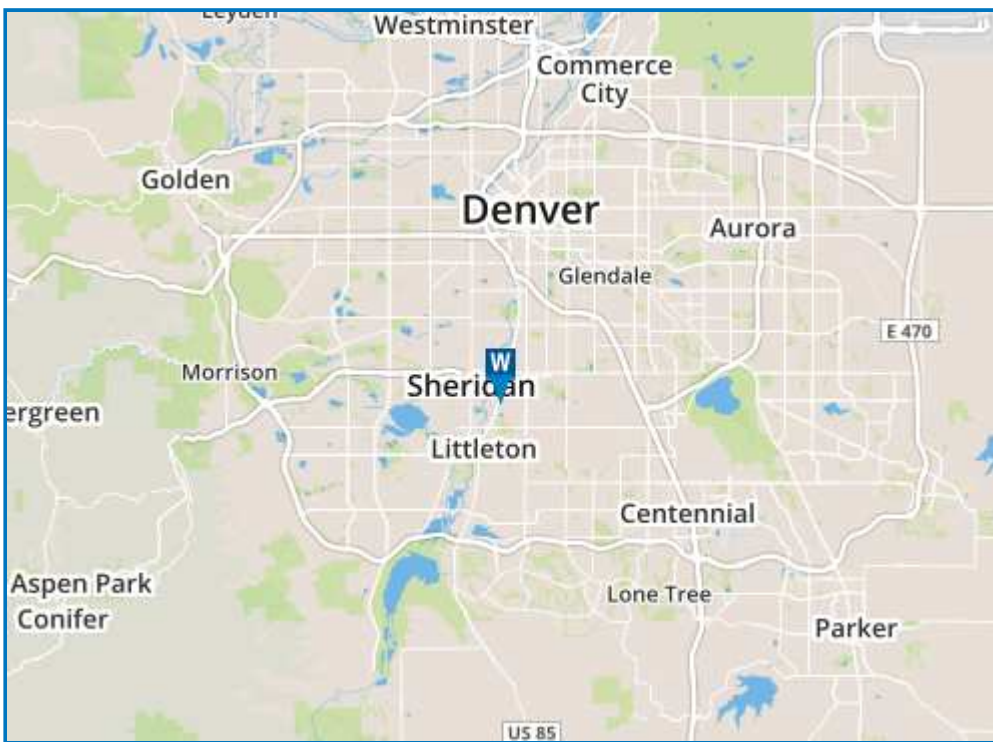
A vibrant south Denver retail district and an exciting Brownfield urban renewal project consisting of an open-air collection of major retailers, shops, dining and entertainment options. The 135-acre redevelopment is located on the west side of South Santa Fe Drive between West Hampden and Oxford Avenues. Adjacent to the South Platte River Trail, an 18-mile biking and walking trail that runs through the heart of the Denver Metro Area and connects to Denver's various other paved, off-road trail systems.

Center Address: W Hampden Ave at S Santa Fe Dr

City/State: Sheridan, CO

Property Size: 288,276 sq. ft.

Latitude/Longitude: 39.65073 N, -105.00495 W



Demographics



Population:
3-mile radius

131,871



Traffic Counts:
W Hampden Ave
& S Santa Fe Dr

137,013



Average Household Income:

\$79,951

Contact Us

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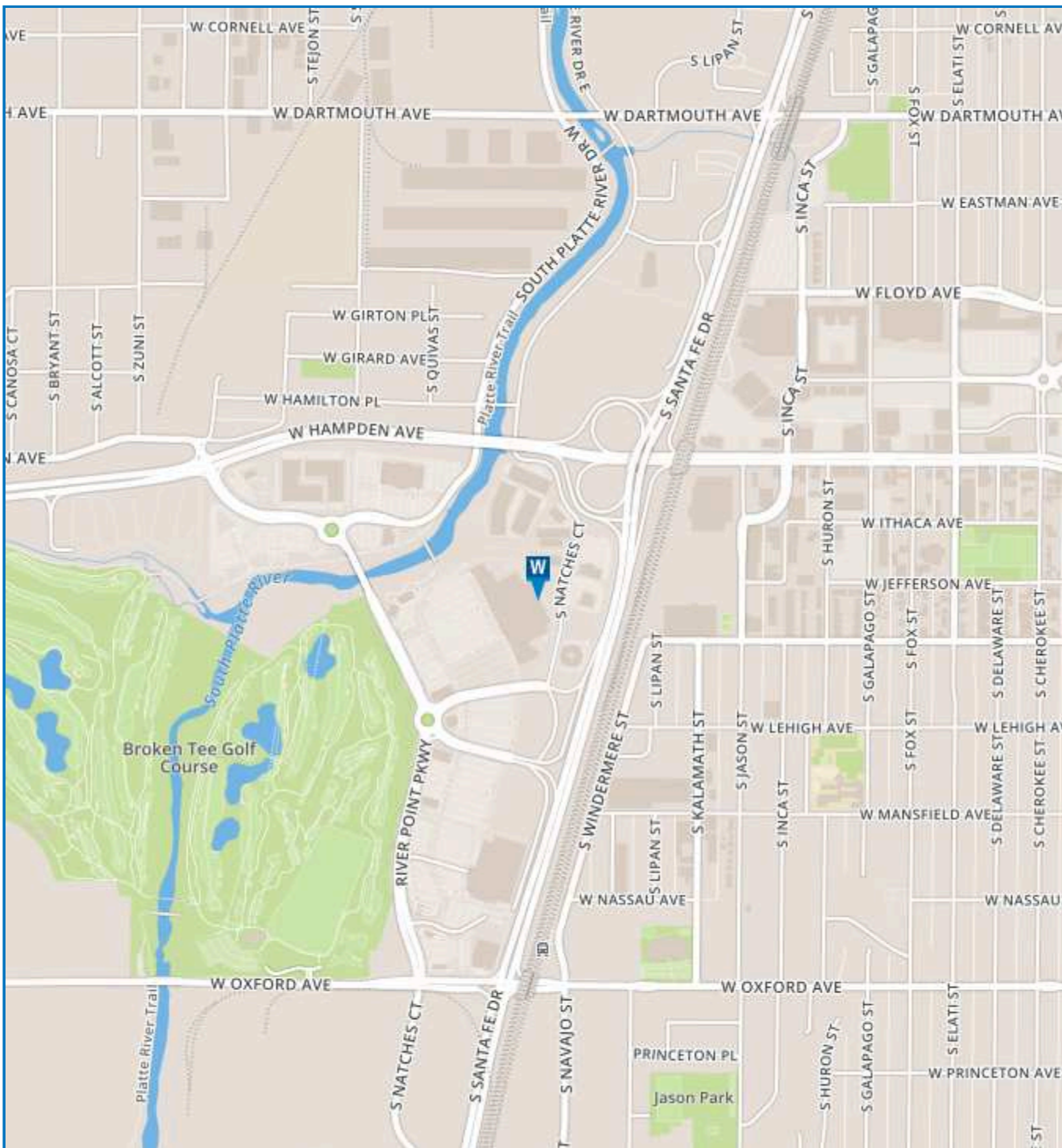


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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TENANT LIST

A0A	Subway	1,446 SF	E0D	Available	1,406 SF	R0D	Available	
A0C	Milan Laser Hair Removal	1,500 SF	E0F	Pacific Dental	3,600 SF	R0E	Available	
A0D	Tea 4 U	1,170 SF	F0G	Tuesday Morning	20,076 SF	R0F	Bout Time Pub & Grub	3,000 SF
A0E	Rocky Monster Vet Care	3,000 SF	G0A	Michaels	20,544 SF	R0G	Chili's Bar & Grill	5,874 SF
B0A	Bellco Credit Union	2,400 SF	G0C	PetSmart	17,837 SF	R0J	Carl's Jr.	2,750 SF
B0C	Pho 4 U	3,007 SF	H0A	Burlington - Coming Soon	40,000 SF	R0K	Chick-Fil-A	4,227 SF
C0A	AT&T	1,891 SF	H0D	Available	7,740 SF	R0L	Available	
C0B	Great Clips	1,128 SF	H0H	Old Chicago Pizza	5,074 SF	R0M	Golden Corral	11,087 SF
C0C	The Joint Chiropractic	1,115 SF	J0A	Buffalo Wild Wings	6,000 SF	R0N	Texas Roadhouse	6,995 SF
C0D	GameStop	1,240 SF	K0A	Conn's	42,485 SF	R0P	HuHot Mongolian Grill	5,000 SF
C0E	Panera Bread	4,369 SF	K0H	Sportsmans Warehouse	30,381 SF	R0R	Starbucks	1,800 SF
D0A	T-Mobile	2,500 SF	L00	Available		R1F	Available	4,818 SF
D0B	Ooh La La Nails	1,400 SF	M0A	Regal Cinemas	55,455 SF	1	Target	
D0C	Available	2,032 SF	R01	Cellular Plus	1,806 SF	2	Costco Supermarket	
D0E	Available	2,648 SF	R0A	Steak 'N Shake	3,315 SF			
E0A	Massage Envy	3,300 SF	R0C	Available				



Demographics



Population:

1-Mile **9,233**
3-Mile **131,871**
5-Mile **357,385**



Number of Households:

1-Mile **4,198**
3-Mile **55,278**
5-Mile **150,184**



Average Household Income:

1-Mile **61,390**
3-Mile **79,951**
5-Mile **91,479**



Total Number of Employees:

1-Mile **17,105**
3-Mile **74,504**
5-Mile **160,903**